023.A	0005	0037.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,900 / 737,900
					USE VALUE:	737,900 / 737,900
					ASSESSED:	737,900 / 737,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #: 37

Owner 1:	GROVES KEVIN &	
Owner 2:	VAREA-MUNOZ MARGARITA	
Owner 3:		
Street 1:	37 HENDERSON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	37 HENDERSON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Vinyl Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	737,900			737,900
Total Card	0.000	737,900			737,900
Total Parcel	0.000	737,900			737,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.50 | /Parcel: 369.5

Legal Description

User Acct

311207

GIS Ref

GIS Ref

Insp Date

05/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 023.A-0005-0037.0

!15711!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	726,700	0	.		726,700	726,700	Year End Roll	12/18/2019
2019	102	FV	646,600	0	.		646,600	646,600	Year End Roll	1/3/2019
2018	102	FV	571,500	0	.		571,500	571,500	Year End Roll	12/20/2017
2017	102	FV	520,600	0	.		520,600	520,600	Year End Roll	1/3/2017
2016	102	FV	520,600	0	.		520,600	520,600	Year End	1/4/2016
2015	102	FV	473,000	0	.		473,000	473,000	Year End Roll	12/11/2014
2014	102	FV	451,300	0	.		451,300	451,300	Year End Roll	12/16/2013
2013	102	FV	451,300	0	.		451,300	451,300		12/13/2012

PRINT

Date	Time
12/11/20	05:23:55

LAST REV

Date	Time
10/11/19	11:49:34
mmcmakin	
15711	

USER DEFINED

Prior Id # 1:	15502
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	53889-96		11/24/2009		440,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/11/2019	Mail Update	MM	Mary M
5/15/2018	Measured	DGM	D Mann
4/8/2010	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8109																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.17578864
Const Adj.:	0.99970204
Adj $ / SQ:	346.754
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773468
Depreciation:	35580
Depreciated Total:	737889

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	346.75
Special Features:	0	Val/Su Net:	369.50
Final Total:	737900	Val/Su SzAd	369.50

SKETCH

UnSketched SubAreas:
GLA: 1997,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,997	346.750	692,468

Net Sketched Area:	1,997			Total:	692,468
Size Ad	1997	Gross Are	1997	FinArea	1997

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.A-0005-0037.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: